

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

FEBRUARY 23, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairperson

Steven Evans, Vice-Chairperson

Byron Goynes

Richard Truesdell

Leo Davenport

David W. Steinman

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **January 26, 2006** Planning Commission Meeting minutes by reference (____vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-10550 - TENTATIVE MAP - C2 LOFTS - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL** - Request for a Tentative Map FOR A 562-UNIT MIXED-USE SUBDIVISION on 21.20 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APNs 138-15-310-031, 034 and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
2. **TMP-11173 - TENTATIVE MAP - SUMMERLIN VILLAGE 23 PARCEL "L" ANDALUSIA - APPLICANT: G.C. WALLACE, INC. - OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 90-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres at the southeast corner of Alta Drive and Fox Hill Drive (APN 137-34-210-002 and 137-34-621-001), P-C (Planned Community) Zone [SF-3 (Single Family Detached) Special Land Use Designation], Ward 2 (Wolfson).
3. **TMP-11218 - TENTATIVE MAP - ANGEL PARK CONDOMINIUMS - APPLICANT/OWNER: ANGEL PARK I, LLC** - Request for a Tentative Map FOR A 248-UNIT CONDOMINIUM DEVELOPMENT on 16.03 acres at 8440 Westcliff Drive (APNs 138-28-401-001, 002, and 005), R-PD 16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 2 (Wolfson).
4. **ANX-11204 - ANNEXATION - OWNER/APPLICANT: PAUL HARBER** - Petition to Annex one (1) parcel at 7970 Racel Street (APN 125-09-704-002) containing approximately 1.53 acres, Ward 6 (Ross).

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ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

5. **RQR-11127 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: WILLIAM MIGUEL, ET AL** - Required Two Year Review of an approved Special Use Permit (SUP-2759) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 789 North Nellis Boulevard (APN 140-29-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
6. **RQR-11174 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: SG PROPERTIES, LLC.** - Required Two-Year Review of an approved Special Use Permit (U-0002-98) FOR A 55-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 845 West Bonanza Road (APN 139-28-801-008), M (Industrial) Zone, Ward 5 (Weekly).
7. **RQR-11192 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: POKROY N & E 1993 LIVING TRUST, ET AL** - Required Two-Year Review of an approved Special Use Permit (U-0132-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2395 North Rancho Drive (APN 139-19-102-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
8. **VAC-11294 - VACATION - PUBLIC HEARING - APPLICANT: THE ASTORIA CORPORATION - OWNER: ASTORIA ALEXANDER, LLC** - Petition to Vacate a Public Sewer Easement generally located at the southwest corner of I- 215 and Alexander Road, Ward 4 (Brown).

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9. **SUP-11170 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 6555 North Decatur Boulevard (APN 125-24-811-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross).
10. **SUP-11258 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NAKIA WOODSON - OWNER: MARION D. BENNETT** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 1230 West Owens Avenue (APN 139-21-804-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
11. **WVR-11202 - WAIVER - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: UNLIMITED HOLDINGS, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 209 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM OFFSET DISTANCE SEPARATION REQUIRED on 5.0 acres at the southeast corner of Torrey Pines Drive and Horse Drive (APNs 125-11-701-004 through 007), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

PUBLIC HEARING ITEMS:

12. **ABEYANCE - RENOTIFICATION - GPA-9099 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC.** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.02 acres at 5000, 5010, and 5060 West Gilmore Avenue (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).
13. **ABEYANCE - RENOTIFICATION - ZON-9100 - REZONING RELATED TO GPA-9099 - PUBLIC HEARING - APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.02 acres at 5000, 5010, and 5060 West Gilmore Avenue (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).

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14. **ABEYANCE - SUP-9896 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PINNACLE ARCHITECTURAL STUDIO, INC. - OWNER: DENVER SQUARE TRUST** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1147 South Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Reese).
15. **ABEYANCE - SDR-9897 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9896 - PUBLIC HEARING - APPLICANT: PINNACLE ARCHITECTURAL STUDIO, INC. - OWNER: DENVER SQUARE TRUST** - Request for a Site Development Plan Review 324-FOOT TALL, 26-STORY MIXED-USE DEVELOPMENT WITH 178 RESIDENTIAL UNITS, 10,980 SQUARE FEET OF RETAIL SPACE, AND 42,500 SQUARE FEET OF OFFICE SPACE; AND WAIVERS OF THE UPPER FLOOR STEP BACK REQUIREMENT AND STREETScape STANDARDS at 1147 South Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Reese).
16. **ABEYANCE - RENOTIFICATION - GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: RE (RURAL ESTATES) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).
NOTE: THE APPLICATION IS BEING AMENDED TO CHANGE THE REQUESTED LAND USE DESIGNATION TO R (RURAL DENSITY RESIDENTIAL) AND TO ADD TWO PARCELS (APNs 125-26-304-008 AND 125-26-401-003) CURRENTLY DESIGNATED RNP (RURAL NEIGHBORHOOD PRESERVATION) TO THE REQUEST
17. **ABEYANCE - SUP-10815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
18. **ABEYANCE - SDR-10071 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10815 - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 13,722 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, AND WAIVERS OF BUILDING PLACEMENT, PERIMETER, AND FOUNDATION LANDSCAPING STANDARDS on 2.18 acres at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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19. **ABEYANCE - RENOTIFICATION - GPA-10776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request to amend a portion of the Southwest Sector Map of the Master Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).

20. **ABEYANCE - RENOTIFICATION - ZON-10778 - REZONING RELATED TO GPA-10776 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).

21. **ABEYANCE - RENOTIFICATION - VAR-10780 - VARIANCE - PUBLIC HEARING RELATED TO GPA-10776 AND ZON-10778 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Variance TO ALLOW A REDUCTION OF THE LANDSCAPE BUFFERING STANDARDS adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
NOTE: THE REQUEST IS TO ALLOW A SIDE AND REAR YARD LANDSCAPE BUFFER WIDTH OF THREE-FEET AND THREE-INCH (3'-3") AND TWO-FEET AND ONE-INCH (2'-1") RESPECTIVELY WHERE EIGHT-FEET (8') IS REQUIRED

22. **ABEYANCE - RENOTIFICATION - VAR-10781 - VARIANCE - PUBLIC HEARING RELATED TO GPA-10776, ZON-10778 AND VAR-10780 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Variance TO ALLOW A 39-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 135 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

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23. **ABEYANCE - RENOTIFICATION - SUP-10783 - SPECIAL USE PERMIT RELATED TO GPA-10776, ZON-10778, VAR-10780 AND VAR-10781 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
24. **ABEYANCE - RENOTIFICATION - SDR-10784 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10776, ZON-10778, VAR-10780, VAR-10781 AND SUP-10783 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 45-FOOT HIGH, MIXED-USE DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS AND 13,243 SQUARE FEET OF OFFICE SPACE, WAIVERS TO ALLOW A MINIMUM LOT WIDTH OF 59 FEET WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED, AND TO ALLOW A REDUCTION OF PERIMETER LANDSCAPING STANDARDS on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown). **NOTE: THE APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW A REDUCTION OF THE LANDSCAPE BUFFERING WIDTH STANDARD**
25. **ABEYANCE - RENOTIFICATION - GPA-10789 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request to amend a portion of the Southeast Sector of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).
26. **ABEYANCE - RENOTIFICATION - ZON-10792 - REZONING RELATED TO GPA-10789 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).

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27. **ABEYANCE - RENOTIFICATION - VAR-10793 - VARIANCE RELATED TO GPA-10789 AND ZON-10792 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Variance TO ALLOW A TRASH ENCLOSURE 48 FEET FROM A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM DISTANCE REQUIRED on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
28. **ABEYANCE - RENOTIFICATION - VAR-10795 - VARIANCE RELATED TO GPA-10789, ZON-10792 AND VAR-10793 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Variance TO ALLOW A 16.3 FRONT-YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A RESIDENTIAL ADJACENCY STANDARD SETBACK OF FIVE FEET WHERE 84 FEET IS REQUIRED
29. **ABEYANCE - RENOTIFICATION - SDR-10796 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10789, ZON-10792, VAR-10793 AND VAR-10795 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Site Development Plan Review FOR A PROPOSED 24-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO REDUCE THE WIDTH OF A REQUIRED 15-FOOT SIDE YARD LANDSCAPE PLANTER on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
30. **ABEYANCE - RENOTIFICATION - GPA-10841 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: O (OFFICE) on 5.17 acres of a 10.58-acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).
31. **ABEYANCE - RENOTIFICATION - ZON-10838 - REZONING RELATED TO GPA-10841 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request for a Rezoning FROM: C-V (CIVIC) TO: O (OFFICE) on 5.17 acres of a 10.58 acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).

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32. **ABEYANCE - RENOTIFICATION - VAR-10840 - VARIANCE RELATED TO GPA-10841 AND ZON-10838 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 122 FEET WHERE 192 FEET IS THE MINIMUM SETBACK REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).
NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED FOUR-STORY BUILDING OF 127 FEET WHERE 192 FEET IS THE MINIMUM SETBACK REQUIRED AND A RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED THREE-STORY BUILDING OF 96 FEET WHERE 162 FEET IS THE MINIMUM SETBACK REQUIRED
33. **ABEYANCE - RENOTIFICATION - SDR-10836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10841, ZON-10838, AND VAR-10840 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPLEX AND WAIVERS TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE EIGHT FEET IS THE MINIMUM WIDTH REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).
34. **ABEYANCE - RENOTIFICATION - VAR-10759 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST** - Request for a Variance TO ALLOW 66 PARKING SPACES WHERE 75 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
NOTE: THE APPLICATION IS BEING AMENDED TO ADD 857 EASTERN AVENUE TO THE APPLICATION

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35. **ABEYANCE - RENOTIFICATION - VAR-10760 - VARIANCE RELATED TO VAR-10759 - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST** - Request for a Variance TO ALLOW A 45-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 96 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A TRASH RECEPTACLE ADJACENT TO A RESIDENTIAL PARCEL WHERE A SEPARATION OF 50 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
NOTE: THE APPLICATION IS BEING AMENDED TO ADD 857 EASTERN AVENUE TO THE APPLICATION
36. **ABEYANCE - RENOTIFICATION - SDR-10758 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10759 AND VAR-10760 - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 20,038 SQUARE-FOOT OFFICE DEVELOPMENT AND WAIVERS TO ALLOW A REDUCTION OF PERIMETER AND PARKING LOT LANDSCAPING STANDARDS on 1.03 acres at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
NOTE: THE APPLICATION IS BEING AMENDED TO ADD 857 EASTERN AVENUE TO THE APPLICATION
37. **ABEYANCE - RENOTIFICATION - VAR-10773 - VARIANCE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Variance TO ALLOW 3,225 PARKING SPACES WHERE 3,540 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).
NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW 3,955 PARKING SPACES WHERE 4,735 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT
38. **ABEYANCE - RENOTIFICATION - SDR-10770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10773 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Site Development Plan Review FOR A TEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 699,000 SQUARE-FEET OF COMMERCIAL SPACE AND 340 RESIDENTIAL UNITS on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).

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39. **ABEYANCE - ZON-10990 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: G & I III TALAVERA, LLC** - Request for a Rezoning FROM C-1 (LIMITED COMMERCIAL) TO R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT – 21 UNITS PER ACRE) on 16.59 acres at 2251 South Fort Apache Road (APN 163-06-710-003), Ward 2 (Wolfson).
40. **ABEYANCE - SDR-10988 - SITE DEVELOPMENT REVIEW RELATED TO ZON-10990 AND VAR-10989 - PUBLIC HEARING - APPLICANT/OWNER: G & I III TALAVERA, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 350 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 16.59 acres at 2251 South Fort Apache Road (APN 163-06-710-003), C-1 (LIMITED COMMERCIAL) ZONE [PROPOSED R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT – 21 UNITS PER ACRE)], Ward 2 (Wolfson).
41. **VAR-11179 - VARIANCE - PUBLIC HEARING - APPLICANT: BRAMBLE HOMES INC. - OWNER: GARRETT, LLC** - Request for a Variance TO ALLOW A PERIMETER WALL HEIGHT OF 12 FEET WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.87 acres at 5670 Elkhorn Road (APN 125-24-102-001), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Ross).
42. **TMP-10703 - TENTATIVE MAP RELATED TO VAR-11179 - SADIE ESTATES –PUBLIC HEARING - APPLICANT: AMTI SUNBELT, LLC - OWNER: GARRETT, LLC** - Request for a Tentative Map FOR A 13-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.87 acres at 5670 Elkhorn Road (APN 125-24-102-001), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
43. **MOD-11184 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC** - Request for a Major Modification to the Lone Mountain West Master Development Plan (A) TO ADD 4.95 ACRES TO THE PLAN AREA (APN 137-01-101-001), AND (B) TO CHANGE THE LAND USE DESIGNATION FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) (C) AMEND CHAPTERS ONE (INTRODUCTION) AND TWO (LAND USE), FIGURES ONE (1) THROUGH THREE (3), AND TABLES ONE (1) THROUGH FIVE (5) OF THE MASTER DEVELOPMENT PLAN ACCORDINGLY on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001, 002, 011 and 012; 137-301-001 and 002), Ward 4 (Brown).

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44. **ZON-11187 - REZONING RELATED TO MOD-11184 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC** - Request for Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) Master Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001, 002, 011 and 012; 137-301-001 and 002), Ward 4 (Brown).
45. **VAC-11354 - VACATION RELATED TO MOD-11184 AND ZON-11187 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC** - Petition to Vacate the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown).
46. **SDR-11188 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-11184, ZON-11187 AND VAC-11354 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 308-LOT RESIDENTIAL DEVELOPMENT on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001, 002, 011 and 012; 137-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
47. **VAR-11270 - VARIANCE - PUBLIC HEARING - APPLICANT: BARRY ROSS - OWNER: KATHLEEN S. MAYERS** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 21 FEET WHERE 51 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED COMMERCIAL BUILDING, TO ALLOW A TRASH ENCLOSURE SETBACK OF FIVE FEET ADJACENT TO A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM SEPARATION REQUIRED, AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
48. **VAR-11531 - VARIANCE RELATED TO VAR-11270 - PUBLIC HEARING - APPLICANT/OWNER: KATHLEEN S. MAYERS** - Request for a Variance TO ALLOW NO ON-SITE LOADING SPACE WHERE THREE ON-SITE LOADING SPACES ARE REQUIRED on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

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49. **SDR-11197 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-11270 AND VAR-11531 - PUBLIC HEARING - APPLICANT/OWNER: KATHLEEN S. MAYERS** - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF PARKING LOT LANDSCAPING AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
50. **SUP-11201 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEDELAGO PETSCH ARCHITECTS - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (NEW) FACILITY WITH SERVICE BAYS FACING THE PUBLIC RIGHT-OF-WAY adjacent to the east side of Centennial Center Boulevard, approximately 375 feet north of West Tropical Parkway (APN 125-28-610-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
51. **SDR-11200 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11201 - PUBLIC HEARING - APPLICANT: VEDELAGO PETSCH ARCHITECTS - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) FACILITY AND WAIVERS OF THE TOWN CENTER BUILD-TO-LINE AND OPEN SPACE REQUIREMENTS on 5.29 acres adjacent to the east side of Centennial Center Boulevard, approximately 375 feet north of West Tropical Parkway (APN 125-28-610-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
52. **SUP-11195 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARCHESE PARTNERS INTERNATIONAL - OWNER: STRATORISE SOUTH, LLC** - Request for a Special Use Permit FOR A PROPOSED 345-FOOT TALL BUILDING WITHIN THE McCARRAN AIRPORT OVERLAY DISTRICT at 1801 South Las Vegas Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).
53. **SDR-11193 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11195 - PUBLIC HEARING - APPLICANT: MARCHESE PARTNERS INTERNATIONAL - OWNER: STRATORISE SOUTH, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 22-STORY MIXED-USE DEVELOPMENT CONSISTING OF 232 CONDOMINIUM UNITS AND 9,529 SQUARE FEET OF RETAIL SPACE on 0.69 acres at 1801 South Las Vegas Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

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54. **SUP-11245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELITE TOWER, LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 801, 805, 809 and 815 South Casino Center Boulevard (APNs 139-34-410-066 through 069), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
55. **SUP-11249 - SPECIAL USE PERMIT RELATED TO SUP-11245 - PUBLIC HEARING - APPLICANT/OWNER: ELITE TOWER, LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED 538-FOOT TALL BUILDING WITHIN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT at 801, 805, 809 and 815 South Casino Center Boulevard (APNs 139-34-410-066 through 069), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
56. **SDR-11240 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11245 AND SUP 11249 - PUBLIC HEARING - APPLICANT/OWNER: ELITE TOWER, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 45-STORY MIXED USE DEVELOPMENT, CONSISTING OF 451 RESIDENTIAL UNITS AND 7,940 SQUARE FEET OF RETAIL FLOOR SPACE; AND WAIVERS OF THE STEPBACK AND BUILD-TO-LINE STANDARDS OF THE DOWNTOWN CENTENNIAL PLAN on 0.80 acres at 801, 805, 809 and 815 South Casino Center Boulevard (APNs 139-34-410-066 through 069), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
57. **SUP-10236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CONNELL OUTDOOR - OWNER: WEST SAHARA PARTNERS** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6390 West Sahara Avenue (a portion of APN 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
58. **RQR-11146 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH** - Required Two-Year Review of an approved Review of Condition (ROC-3216) THAT REQUIRED THE RECORDATION OF A COVENANT FOR THE POSSIBLE FUTURE INSTALLATION OF HALF-STREET IMPROVEMENTS ON BRONCO STREET at 6200 West Lone Mountain Road (APNs 125-35-803-003; 125-35-802-001, 002, 003, and 005), C-V (Civic) Zone, Ward 6 (Ross).

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59. **RQR-11196 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: CHARLESTON AND JONES, LLC** - Required Five-Year Review of an approved Special Use Permit (U-0018-96) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5905 West Charleston Boulevard (APN 163-01-102-038), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian).

60. **SDR-11203 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GEORGE RAINHART ARCHITECT & ASSOCIATES - OWNER: CAP II - FARM/DURANGO, LLC** - Request for a Site Development Plan Review FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-3191) TO DELETE PAD SITES "B" AND "C" AND SUBSTITUTE WITH THREE PAD SITES (PADS "B", "C", AND "D") CONSISTING OF 25,400 SQUARE FEET OF RETAIL SPACE WITH A WAIVER OF TOWN CENTER BUILD-TO-LINE STANDARDS on 3.21 acres at 7938 North El Capitan Way (APN 125-17-611-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

DIRECTOR'S BUSINESS:

61. **DIR-11692 - CITY OF LAS VEGAS** - Status Report by Neighborhood Services Department on the Affordable/Attainable Housing Team Progress.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.